

Building Missouri's Legacy

REVENUE BOND PROJECT

Wakonda State Park

MISSOURI STATE PARKS

Missouri Department of Natural Resources

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01/21





Camper Cabin in Missouri State Parks



Wakonda State Park CAMPER CABIN PROJECT

The demand for more lodging in Missouri State Parks continues to increase. Camper cabins have been very successful in several state parks around the state (See Example A). Premium camper cabins are proposed for Wakonda State Park. In addition to the normal amenities offered in camper cabins (electricity, heating, cooling, refrigerator and microwave), the premium camper cabins have their own restroom, shower and kitchen.

The installation of the camper cabins would cost an estimated \$990,000 (See Example B). The camper cabins would generate nearly \$53,700 (See Example C) in annual revenue based on similar camper cabins in other state parks. The estimated life span of the camper cabins is 25 years, nine years past the projected benchmark of 16 years.

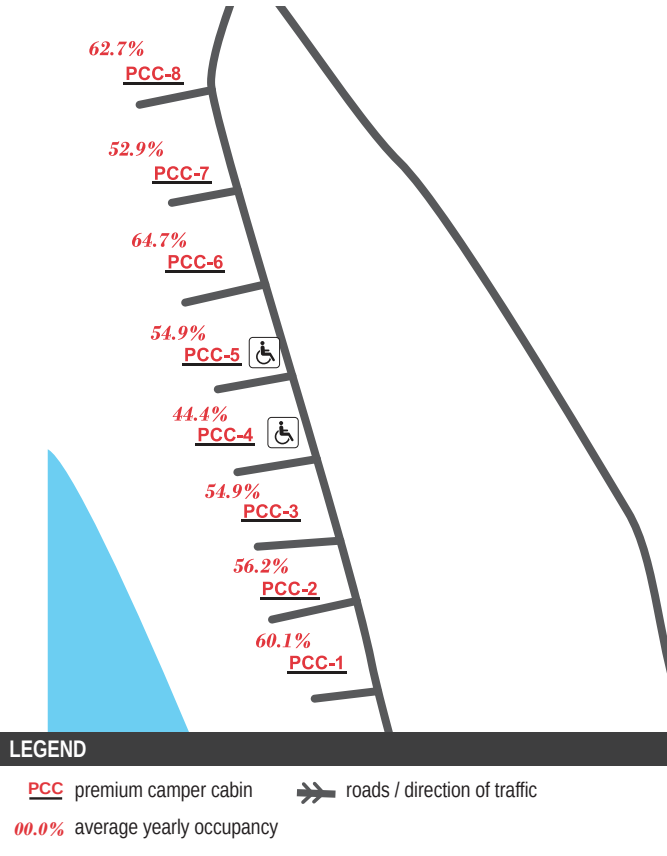
A. WHY PURSUE THIS PROJECT?

Missouri state parks have featured camper cabins for more than 15 years. Camper cabins provide a low cost overnight opportunity for visitors that want to experience state parks. The occupancy for premium camper cabins is consistently high, demand exceeding availability. Camper cabins are a great option in flood prone areas because they can be easily moved to higher ground.



Camper Cabin Interior

The map below is a portion of Big Lake State Park's campground map, depicting the occupancy of existing camper cabins for May through Sept. of 2018 before the park was flooded.



B. WHAT IS THE COST OF THESE IMPROVEMENTS?

Missouri State Parks uses recently bid projects and designers' estimates to calculate project costs.

ESTIMATED COSTS TO INSTALL CAMPER CABINS

Camper Cabins	\$674,598
Site Development	\$115,233
Design and Bidding	\$93,633
15% Contingency	\$106,627

TOTAL PROJECT COST \$990,091

C. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Full-service camper cabins rent for \$90 a night. The new units will generate nearly \$53,700 annually.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE

Number of New Premium Camper Cabins	6
Rate Per Night	\$90
Average Annual Revenue Generated	\$53,663

TOTAL APPROXIMATE REVENUE GENERATED \$53,663